

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Doves Cove Road, 550' W of
the c/l of Stone Barn Road
(1205 Doves Cove Road)
9th Election District
4th Councilmanic District

J. Glenn McComas
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-454-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 1205 Doves Cove Road, located in the vicinity of Providence Road in Towson. The Petition was filed by the owner of the property, J. Glenn McComas. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 11 feet in lieu of the minimum required 15 feet for a proposed garage addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits

ORDER RECEIVED FOR FILING

Date

By

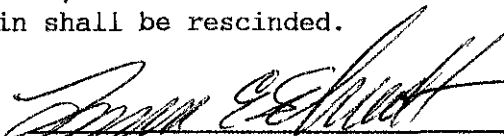
MICROFILMED

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of June, 1996 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 11 feet in lieu of the minimum required 15 feet for a proposed garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 14, 1996

Mr. J. Glenn McComas
1205 Doves Cove Road
Towson, Maryland 21286

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Doves Cove Road, 550' W of the c/l of Stone Barn Road
(1205 Doves Cove Road)
9th Election District - 4th Councilmanic District
J. Glenn McComas - Petitioner
Case No. 96-454-A

Dear Mr. McComas:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

✓ File

MICROFILMED





Petition for Administrative Variance

96-454-A

to the Zoning Commissioner of Baltimore County

for the property located at 1205 Doves Cove Rd., Towson 21286

which is presently zoned D.R. 2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1; BC2R, TO

PERMIT A SIDEYARD ~~SETBACK~~ SETBACK of 11' IN LIEU
of The REQUIRED 15' FOR AN ADDITION.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

practical difficulty

-see Affidavit (over)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s):

(Type or Print Name)

J. Glenn McComas
(Type or Print Name)

Signature

J. Glenn McComas
Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner

1205 Doves Cove Rd. 435 1469 work
Address Phone No
339 7939 home

(Type or Print Name)

Towson, MD 21286
City State Zipcode
Name, Address and phone number of representative to be contacted

Signature

Name

Address

Phone No.

SAME
Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: gum

DATE: 5-15-95

ESTIMATED POSTING DATE: 5/26

Printed with Soybean Ink
on Recycled Paper

ITEM #: 455

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

96-454-A

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1205 Doves Cove Rd.

address

Towson, MD 21286

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Practical difficulty of satisfying requirements for:

Security: direct access to house from car

Appearance: inconspicuous from the street

consistent with existing architecture/style

Access: vehicle entry and exit

Maintenance: storage of lawn and snow equipment

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

J. Glenn McComas
(signature)

J. Glenn McComas
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of May, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

J. Glenn McComas

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

14 May 96

date

NOTARY PUBLIC

Denise Murphy

My Commission Expires: 02/01/98

96-454-A

ZONING DESCRIPTION FOR 1205 DOVES COVE ROAD

Beginning at a point on the south side of Doves Cove Road which is fifty feet (right-of-way) wide at the distance of five hundred fifty feet west of the centerline of the nearest improved intersecting street, Stone Barn Road, which is fifty feet (right-of-way) wide. Being Lot #2, Block 'E', Section 'A' in the subdivision of Hampton, as recorded in Baltimore County Plat Book #23, Folio #96, containing 37,435 square feet or 0.859 acres. Also known as 1205 Doves Cove Road and located in the Ninth Election District, 4TH Councilmanic District.

455

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-4491-H

District 9th

Date of Posting 5/24/96

Posted for: Donato

Petitioner: J. Gloria McCombs

Location of property: 1205 Doris Lane Rk

Location of Sign: Facing road on property being zoned

Remarks:

Posted by

M. H. H. H.
Signature

Date of return:

5/31/96

Number of Signs:

1

RECORDED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

455

099957

DATE 5-15-96 ACCOUNT PO01-6190

(2)

AMOUNT \$ 85.00

RECEIVED FROM:

J. GLENN McCOMAS

Admin Unit (COR)

FOR: POSTING (COR)

1205

01/15

Cash

50.00

35.00

85.00

MICROFILMED

3491#042541CHRC
BA 0002:08PM05-15-96

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

96-454-A

JCM



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

96-454-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 455 Petitioner: J. Glenn McComas

Location: 1205 Doves Cove Rd., Towson 21286

PLEASE FORWARD ADVERTISING BILL TO:

NAME: J. G. McComas

ADDRESS: 1205 Doves Cove Rd.

Towson, MD 21286

PHONE NUMBER: 339 7939 (h); 435 1469 (w)

MICROFILMED



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____

acreage _____

square feet _____

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ YES ☐ NO

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Vicinity Map
scale: 1"=1000'



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 24, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-454-A (Item 455)
1205 Doves Cove Road
S/S Doves Cove Road, 550' W of c/l Stone Barn Road
9th Election District - 4th Councilmanic
Legal Owner(s): J. Glenn McComas

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before May 26, 1996. The closing date (June 10, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: J. Glenn McComas

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 5, 1996

Mr. J. Glenn McComas
1205 Doves Cove Road
Towson, MD 21286

RE: Item No.: 455
Case No.: 96-454-A
Petitioner: J. Glenn McComas

Dear Mr. McComas:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that partially obscures the word "Sincerely,".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: June 3, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 439, 450, 451, 452, 453, 454, 455, 457 and 459.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Daryl L. Kerns

PK/JL/lw

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 05/30/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 28, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 439, 450, 451, 452, 453, 454,
455, 456, 457 and 459.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: June 3, 1996

FROM: *Pub* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for June 3, 1996
 Item Nos. 439, 450, 451, 453,
 454 & 455

 The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5-31-96

FROM: R. Bruce Seeley *RBS*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 5-28-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 439

450

453

455

456

457

458

459

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

1203 Doves Cove Road
Towson, MD 21286
May 8, 1996

96-454-A

Zoning Review
Department of Permits & Development Management
111 West Chesapeake Avenue -- Room 111
Towson, MD 21204

To Whom It May Concern:

We are aware that our neighbor Glenn McComas, at 1205 Doves Cove Road, Towson, intends to petition for an Administrative Variance for the purpose of adding an attached garage to his home.

It is our opinion that the architect has evolved a preliminary plan that (1) harmonizes well with the existing design of the house, and (2) will result in an agreeable appearance when viewed from our property. As you know, the final plans must be subject to approval under the applicable Hampton covenants.

We recommend approval of the Administrative Variance at this time, after which approval Dr. McComas will submit detailed plans for review by the covenants committee.

Sincerely yours,

Louise L. Klohr

Louise L. Klohr

Edward S. Klohr, Jr.

Edward S. Klohr, Jr., M.D.

455

MICROFILMED

96-454-A



MICROFILMED

96-454-A



MICROFILMED

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Doves Cove Road, 550' W of
the c/l of Stone Barn Road
(1205 Doves Cove Road)
9th Election District
4th Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-454-A

J. Glenn McComas
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 1205 Doves Cove Road, located in the vicinity of Providence Road in Towson. The Petition was filed by the owner of the property, J. Glenn McComas. The Petitioner seeks relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 11 feet in lieu of the minimum required 15 feet for a proposed garage addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of June, 1996 that the Petition for Administrative Variance seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 11 feet in lieu of the minimum required 15 feet for a proposed garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

June 14, 1996

(410) 887-4386

Mr. J. Glenn McComas
1205 Doves Cove Road
Towson, Maryland 21286

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Doves Cove Road, 550' W of the c/l of Stone Barn Road
(1205 Doves Cove Road)
9th Election District - 4th Councilmanic District
J. Glenn McComas - Petitioner
Case No. 96-454-A

Dear Mr. McComas:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

file

Printed with Soyabean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1205 Doves Cove Rd., Towson 21286

96-454-A

which is presently zoned D.R. 2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and make a partial relief request for a Variance from Section 1802.3.C.1 of the B.C.Z.R. to permit a side yard setback of 11 feet in lieu of the minimum required 15 feet for a proposed garage addition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

practical difficulty
-see Affidavit (over)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee	J. Glenn McComas
Type of Petition	Administrative
Address	1205 Doves Cove Rd. Towson, MD 21286
City	Towson, MD 21286
State	MD
Zip	21286
Phone	435 1469 work 339 7939 home
Name	J. Glenn McComas
Address	1205 Doves Cove Rd. Towson, MD 21286
City	Towson, MD 21286
State	MD
Zip	21286
Phone	435 1469 work 339 7939 home

A Public Hearing having been requested and/or held to be required, this petition is being filed with the Zoning Commissioner of Baltimore County, Maryland, for review and decision. The undersigned, legal owner of the property, hereby certifies that the information furnished is true and correct to the best of his/her knowledge and belief.

Reviewed by JLM DATE 5-15-95
5/26

Printed with Soyabean Ink
on Recycled Paper

ITEM # 455

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1205 Doves Cove Rd.

Towson, MD 21286

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include reasons or practical difficulty)

Practical difficulty of satisfying requirements for

Security: direct access to house from car

Appearance: inconspicuous from the street

Access: vehicle entry and exit

Maintenance: storage of lawn and snow equipment

That Affiant(s) acknowledges that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

J. Glenn McComas

J. Glenn McComas

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of May, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

J. Glenn McComas

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

14 May 96

My Comm. Expires 02/01/97

ZONING DESCRIPTION FOR 1205 DOVES COVE ROAD

Beginning at a point on the south side of Doves Cove Road which is fifty feet (right-of-way) wide at the distance of five hundred fifty feet west of the centerline of the nearest improved intersecting street, Stone Barn Road, which is fifty feet (right-of-way) wide. Being Lot #2, Block 'E', Section 'A' in the subdivision of Hampton, as recorded in Baltimore County Plat Book #23, Folio #96, containing 37,435 square feet or 0.859 acres. Also known as 1205 Doves Cove Road and located in the Ninth Election District, 4th Councilmanic District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 5/24/96
Posted for: J. Glenn McComas
Petitioner: J. Glenn McComas
Location of property: 1205 Doves Cove Rd.
Location of Sign: 1205 Doves Cove Rd.
Remarks: 455
Posted by: J. Glenn McComas Date of return: 5/29/96
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 5-15-96 ACCOUNT 96-454-A

AMOUNT \$ 455.00

RECEIVED FROM J. Glenn McComas

FOR J. Glenn McComas

03741804239104RC 6/85.00

03 0002108PM05-15-96

VALIDATION OR SIGNATURE OF CASHIER

03741804239104RC 6/85.00

03 0002108PM05-15-96

VALIDATION OR SIGNATURE OF CASHIER

03741804239104RC 6/85.00

03 0002108PM05-15-96

VALIDATION OR SIGNATURE OF CASHIER

03741804239104RC 6/85.00

03 0002108PM05-15-96

VALIDATION OR SIGNATURE OF CASHIER

03741804239104RC 6/85.00

03 0002108PM05-15-96

VALIDATION OR SIGNATURE OF CASHIER

03741804239104RC 6/85.00

03 0002108PM05-15-96

VALIDATION OR SIGNATURE OF CASHIER

03741804239104RC 6/85.00

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VALIDATION OR SIGNATURE OF CASHIER

03741804239104RC 6/85.00



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

96-454-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

From No. 455 Petitioner: J. Glenn McComas

Location: 1205 Doves Cove Rd., Towson 21286

PLEASE FORWARD ADVERTISING BILL TO:

NAME: J. C. McComas

ADDRESS: 1205 Doves Cove Rd.

Towson, MD 21286

PHONE NUMBER: 339 7939 (h); 435 1469 (w)

Printed with Soyabean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 24, 1996

OFFICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-454-A (Item 455)
1205 Doves Cove Road
575 Doves Cove Road, 550' W of c/l Stone Barn Road
9th Election District - 4th Councilmanic
Legal Owner(s): J. Glenn McComas

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before May 26, 1996. The closing date (June 10, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Bel Jablon

Arnold Jablon
Director

cc: J. Glenn McComas

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 5, 1996

Mr. J. Glenn McComas
1205 Doves Cove Road
Towson, MD 21286

RE: Item No.: 455
Case No.: 96-454-A
Petitioner: J. Glenn McComas

Dear Mr. McComas:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: June 3, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 439, 450, 451, 452, 453, 454, 455, 457 and 459.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*
Division Chief: *Cheryl L. Kane*

PK/JL/lw

ITEM439/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4830

DATE: 05/30/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 28, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 439, 450, 451, 452, 453, 454, 455, 456, 457 and 459.

REVIEWER: LT. ROBERT P. SAUERNALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 3, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 3, 1996
Item Nos. 439, 450, 451, 453,
454 & 455

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

20NE11

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

DATE: 5-31-96

SUBJECT: Zoning Advisory Committee
Meeting Date: 5-28-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 439
450
453
455
456
457
458
459

RBS:sp
BRUCE2/DEPRM/TXTSBP

1203 Doves Cove Road
Towson, MD 21286
May 8, 1996

Zoning Review
Department of Permits & Development Management
111 West Chesapeake Avenue -- Room 111
Towson, MD 21204

To Whom It May Concern:

We are aware that our neighbor Glenn McComas, at 1205 Doves Cove Road, Towson, intends to petition for an Administrative Variance for the purpose of adding an attached garage to his home.

It is our opinion that the architect has evolved a preliminary plan that (1) harmonizes well with the existing design of the house, and (2) will result in an agreeable appearance when viewed from our property. As you know, the final plans must be subject to approval under the applicable Hampton covenants.

We recommend approval of the Administrative Variance at this time, after which approval Dr. McComas will submit detailed plans for review by the covenants committee.

Sincerely yours,

Louise L. Kiohr

Louise L. Kiohr

Edward S. Kiohr, Jr.
Edward S. Kiohr, Jr., W.D.

455

DATE: 4-30-96
PREPARED BY: H. PERRINE
SCALE OF DRAWING: 1" = 20'



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

HAMPTON

N.E.
12-B

455
96-454-A